



**HOUSING ADVISORY COMMISSION  
AGENDA (SPECIAL MEETING)**

**WEDNESDAY, APRIL 2, 2008  
3:30 P.M.**

**CITY HALL BY CLERK'S OFFICE  
CONFERENCE ROOM #C103**

*Note: Change in location*

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**CALL TO ORDER/ROLL CALL**

Steve Zasqueta \_\_\_\_\_, Margie Reese \_\_\_\_\_, Dina Chavez \_\_\_\_\_,  
Armida Martin Del Campo \_\_\_\_\_, Gregory Alabado \_\_\_\_\_, Aurora Cudal \_\_\_\_\_,  
Earl Jentz \_\_\_\_\_, Vacant \_\_\_\_\_, Mark Minas \_\_\_\_\_.

**1) HOUSING ELEMENT ANNUAL REPORT**

Redevelopment and Housing staff will provide an overview of the July 1, 2006 - December 31, 2007 Annual Report (see Attachment #1).

**2) THE LANDINGS – ADDITIONAL FINANCING**

Redevelopment and Housing staff will provide the amount of additional funding needed to meet accessibility requirements. The Commission will provide comment and direction regarding the approval of additional funding for the project.

**3) EASTLAKE III AFFORDABLE HOUSING OBLIGATION**

Redevelopment and Housing staff will provide a brief presentation on the "Agreement to Post Security for Affordable Housing Obligation" in fulfillment of a 25 low-income unit obligation in the Eastlake III planned community. The Commission will provide comment regarding the approval of the agreement.

**4) STAFF REPORTS**

- ❖ Flamingo Trailer Park
- ❖ El Dorado Ridge

**5) MEMBER'S COMMENTS**

**6) ORAL COMMUNICATIONS**

Opportunity for members of the public to speak to the Housing Advisory Commission on any subject matter within the Commission's jurisdiction but not an item on today's agenda. Each speaker's presentation may not exceed three minutes.

**7) ADJOURNMENT – To the next regular meeting date of April 23, 2008.**

Dated: March 27, 2008

**COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA)**

The City of Chula Vista, in complying with the Americans with Disabilities Act (ADA), request individuals who require special accommodations to access, attend, and/or participate in a City meeting, activity, or service request such accommodation at least forty eight hours in advance for meetings and five days for scheduled services and activities. Please contact Palmira Montiel, Community Development Department for specific information at (619) 585-5722 or Telecommunications Devices for the Deaf (TDD) at (619) 585-5647. California Relay Service is also available for the hearing impaired.

No. of Units Permitted for Above Moderate	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
July 2006 - December 2006	333	13	105			451
January 2007 - December 2007	256	34	146			436

**Table B**  
**Regional Housing Needs Allocation Progress**

Permitted Units Issued by Affordability													
RHNA Allocation period began January 2005, reporting period switched to Calendar Year in 2007.		1/2005-6/2005	FY 2005-2006	7/2006 - 12/2006	2007	Anticipated 2008	2009	2010			Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Income Level		RHNA Allocation by Income Level	Year 1	Year 1/2	Year 2	Year 3	**Year 4	Year 5	Year 6	Year 7	Year 8		
Very Low	Deed Restricted	3,875	10	41	0	0	16					51	3,824
	Non-deed restricted		0	0	0	0	0						
Low	Deed Restricted	2,945	140	0	0	0	88					140	2,805
	Non-deed restricted		0	0	0	0	0						
Moderate	Deed Restricted	3,255	238	0	0	0	136					238	3,017
	Non-deed restricted		0	0	0	0	0						
Above Moderate		7,148	587	1,367	451	436						2,841	4,307
Total RHNA by COG. Enter allocation number:		17,223										3,270	13,953
Total Units			975	1,408	451	436							
Remaining Need for RHNA Period													

Year 1 - Main Plaza/Brisa del Mar, Sedona & Mar Brisa  
in totals)

*All units except Seniors on Broadway and Los Vecinos were inclusionary units*

Table C

## Program Implementation Status (Since 2005)

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .		
Name of Program	Objective	Priority Level	Deadline in H.E.	Status of Program Implementation
<b>Objective H1 - Enforce maintenance of safe and decent housing, enhance the quality of existing housing, and maintain the integrity of residential neighborhoods.</b>				
<i>Policy H1.1 - Facilitate rehabilitation of the City's existing housing stock to correct housing deficiencies and increase the useful life of existing housing.</i>				
1.1.1 Rehabilitation of Owner Occupied Housing	Continue successful implementation of the City's Community Housing Improvement Program (CHIP), which provides favorable loans to low-income homeowners and also provides grants for minor repairs to preserve and rehabilitate deteriorating homes and to provide greater accessibility for those with physical disabilities. Eligible rehabilitation activities also include improvements for water conservation, energy efficiency, and lead based paint abatement. Assistance will be targeted to homeowners residing in the Northwest and Southwest Planning Areas with priority given to those singlefamily and mobilehome owners of very low-income, special needs and/or senior households. 200 Housing Units	1	2010	Since 2005, 23 grants and 17 loans have been issued to homeowners for minor repairs and rehabilitation. Of these 35 grants/loans provided to mobilehome residents, all but 5 were located within the targeted areas in the northwest and southwest portions of the City. Of these 26 grants/loans were provided to elderly households.
1.1.2 Neighborhood Revitalization	Continue to implement a pro-active program focusing financial resources and efforts that improve the conditions and appearances of identified target neighborhoods primarily through the "Neighborhood Revitalization Program" (NRP). This on-going program will target specific low-and moderate-income neighborhoods within the Southwest Planning Area that exhibit deficiencies in infrastructure. This program will prioritize needs of the neighborhood and provide funding for repair of infrastructure such as paving, curbs, gutters, sidewalks, and drainage facilities. City staff will develop a schedule of provisions of such improvements and combine it with available resources to provide financial leverage of all efforts and achieve maximum results.	1	Acquire funding by 2007	The City has continued to fund the Neighborhood Revitalization program. In September 2006, \$9.5 million was allocated for design and construction of new streets and sidewalks in the Castle Park Neighborhood Revitalization Area. As of December 2007 design of the improvements has been completed, assessment districts have been established, and construction is expected to begin in early 2008.
1.1.3 Rental Housing Acquisition and Rehabilitation	Allocate local funds for affordable housing developers to acquire existing rental housing that is substandard, deteriorating or in danger of being demolished. A minimum of twenty percent of the units, once rehabilitated, will be set aside for very low-income households at affordable rents. Assistance will be targeted to rental housing within the Northwest and Southwest areas of the City, with priority given to those within Redevelopment Project Areas. 100 Housing Units	1	2010	The City continues to pursue opportunities for acquisition/rehabilitation projects. Briarpatch Apts., located in the City's northwest section applied for assistance to rehabilitate 11 units. However due to environmental issues, the application was retracted.
1.1.4 Pursue Funding for Housing Related Environmental Hazard Control	Proactively pursue available Federal or State funding to reduce housing related environmental hazards, including lead hazard control, building structural safety, electrical safety, and fire protection to address multiple childhood diseases and injuries in the home, such as the Healthy Homes Initiative.	1	Ongoing	Due to scoring criteria and the rating system, the City decided not to respond to the 2007 U.S. Department of HUD Super NOFA released in March 2007. The City continues to monitor the availability of funding. To date, the City is unaware of the scheduled release date for the 2008 Super NOFA.

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<i>Policy H1.2 - Eliminate, to the greatest extent feasible, overcrowded, unsafe, and unsanitary housing conditions through the enforcement of building, safety, and housing codes.</i>				
1.2.1 Multifamily Housing Inspection	Provide for the continuance of a multifamily inspection program that evaluates conditions of rental housing complexes of three or more units and reports violations to the City's Code Enforcement Division regarding current health and safety codes. The City will follow up on all reports of violations to ensure the correction of any identified deficiencies.	1	Ongoing	Since 2005, the City's Code Enforcement staff have inspected 1,744 rental units within 350 complexes through the City's Rental Housing Program.
1.2.2 Mobilehome Inspection Program	Provide for the continued systematic inspection of mobilehome and trailer park communities for compliance with Title 25 of the California Code of Regulations to promote safe and sanitary housing and neighborhoods. For those lower income mobilehome owners, where necessary work is fairly extensive, referrals to the City's Community Development Department and Housing Division are made to assist in compliance with Title 25 Regulations.	1	Ongoing	Since 2005, the City's Code Enforcement staff have inspected 1,262 mobilehome/trailer units through the City's Title 25 program. 35 CHIP loans/grants were issued to mobilehome residents during that period. Many of such loans/grants were a direct result of referrals from the Title 25 inspection program.
1.2.3 Code Enforcement Activities	Continue Code Enforcement activities that proactively monitor housing and neighborhood conditions for adherence to minimum standards of habitability and appearance by responding to service requests from concerned citizens. More proactive Code Enforcement Division efforts shall be focused within older neighborhoods in the Southwest Planning Area exhibiting deferred maintenance issues. Extensive code violations noted in owner-occupied homes of very low-and low-income households shall be referred to the City's Community Development Department for information related to the CHIP.	1	Ongoing	Since 2005, the City's Code Enforcement staff have inspected 44 neighborhood housing units through the Castle Park Inspection Program, which began in July 2007.
<b>Objective H2 - Promote efficient use of water and energy through adopted standards and incentive-based policies to conserve limited resources and reduce long-term operational costs of housing.</b>				
<i>Policy H2.1 - Encourage the efficient use and conservation of water by residents.</i>				
2.1.1 Water Conservation Practices	Promote the inclusion of state-of-the art water conservation practices in existing and new development projects where proven to be safe and environmentally sound.	1	Ongoing	The City has provided literature to the development community describing the importance of energy conservation and the techniques employed to promote conservation. The City continues to encourage conservation efforts for those affordable housing developments assisted by the City/Agency.
2.1.2 Landscaping	Promote the use of low water demand (xeriscape) landscaping and drought tolerant plant materials in existing and new development.	1	Ongoing	The City continues to enforce required Water Conservation Plans & Energy Analysis with all new developments. Since 2005, the City has participated in the San Diego County Water Authority 20 gallon challenge. In addition, the City established a xeriscape demonstration garden at MacKenzie Creek Park with educational signage.
2.1.3 Water Conservation Plans for Development	Pursuant to the City's Growth Management Program, continue to require the preparation and implementation of Water Conservation Plans for large development and redevelopment projects in accordance with the City's Water Conservation Plan Guidelines or its equivalent.	1	Ongoing	The City continues to require Water Conservation Plans & Energy Analysis for large developments. The City will be considering updates to the requirements as part of the "Sustainable Communities Program" (SCP).

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2.1.4 Public Education for Water Conservation	Promote water conservation by residents through appropriately targeted education and community programs.	1	Ongoing	The City is participating in the San Diego County Water Authority 20 gallon challenge and works with the Sweetwater and Otay Water Districts to provide public education. In addition, the City provides free energy and water conservation assessments.
<i>Policy H2.2 - Promote the efficient use of energy.</i>				
2.2.1 Building Energy Efficiency into Housing	Encourage residential developers/builders to maximize energy efficiency through appropriate site and building design and through the use of energy efficient materials, equipment, and appliances.	1	Ongoing	The City encourages the use of Energy Star appliances, LEED certification and green building in all new developments. Special emphasis and incentives are provided to developers utilizing energy saving techniques, through the "Green Star Program". In 2007 an affordable rental development named Los Vecinos was approved with "green design" features, including rooftop solar panels to generate at least 90 percent of the building's electric. This project will be only one of two multifamily affordable projects in the region to have solar powered residential units. In addition, High Tech High is scheduled to begin construction in Otay Ranch in 2008 and will be a LEED Silver certification.
2.2.2 Public Education for Energy Conservation	Develop and distribute pertinent information about the benefits of energy conservation and available energy conservation incentive programs to residents and developers and builders of housing.	1	Ongoing	The continues to provide outreach materials providing energy conservation measures and holding outreach events such as the lighting exchange in coordination with SDG&E. A Sustainability Public Outreach Program was established for 2008, which identified ongoing updates to publications, checklists and the website to include the current information and advances, ongoing public education on sustainability an green building construction and promoting SDG&E programs and incentives. The City maintains a "Sustainable Development" webpage providing information on Carbon Dioxide Reduction, the Green Star Program, Air Quality and Water Conservation.
2.2.3 Residential Title 24	Continue to perform a Residential Title 24 Energy Analysis and enforce these requirements as part of building plan check procedures.	1	Ongoing	Title 24 energy analysis IS performed as part of building plan check process. Currently the City enforces the 2005 California Energy Code baseline and provides benefits of the City's Green Star Program (expedited plan checks and assistance in preparing Air Quality Plans) if the baseline is met by 15% or more.
2.2.4 Green Building	Promote the development of high-performance, sustainable buildings throughout the City that meet LEED (Leadership in Energy and Environmental Design) certification requirements through land use development standard incentives as may be adopted in the update of Chula Vista Municipal Code Title 19 (Zoning), Specific Plans for the Northwest, Southwest, and Bayfront planning areas and General Development Plans and Sectional Planning Area Plans for the East planning area.	1	Ongoing	The City has identified a work plan for 2009-2011 to fund a "Sustainable Communities Program" (SCP) to expand staff's expertise in energy conservation and green building principles with the goal of infusing sustainable practice into every level of planning and building processes.
<b>Objective H3 - As required by State law, preserve existing affordable housing opportunities, when feasible and practical, to maintain an adequate supply of affordable housing.</b>				
<i>Policy H3.1 - Preserve publicly assisted rental housing "at-risk" of converting to market rate rents.</i>				

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3.1.1 Expiring Affordability Restrictions	Proactively work with property owner(s) of two (2) "at-risk" assisted housing developments whose affordability restrictions are due to expire by 2010 (Canterbury Court and Eucalyptus Parkview) and affordable housing developers to evaluate the viability of continuing the affordability of such housing through owner participation, public subsidies or participation by affordable housing developers.	1	2008 & 2009	The City has referred affordable housing developers to those developments with affordable housing covenants near expiration to discuss the possibilities of acquiring the property and maintaining the affordability. Eucalyptus Parkview (9 units) is set to expire in 2008 and Canterbury Court (207 units) in 2009. Rent at both complexes are currently at market rate levels within the City.
3.1.2 First Right of Refusal to Maintain Affordable Housing	Evaluate the appropriateness of and modify the terms within required Affordable Housing Agreements that will allow opportunities to maintain the housing as affordable beyond the termination date of the Agreement and providing residents notice prior to termination dates of Agreements. Such opportunities could include a first right of refusal to the City/Agency to purchase the housing for the purpose of continuing the affordability and/or adequate noticing to residents prior to expiration of Agreements to offer them alternative housing options.	2	Ongoing	In late 2007, financing for The Landings affordable apartment community was closed. The City/Agency regulatory agreement to provide 92 very low- and low-income rental units included language to provide the City with first right of refusal should the property default. Staff will be reviewing and updating its standard loan documents and regulatory agreements to provide some noticing requirements to tenants regarding the expiration of affordability covenants and work towards providing the City with the first right of refusal. The City will contemplate including requirements to provide such noticing and first right of refusal in any updates and development of City policies related to incentives and City/Agency assistance.
<i>Policy H3.2 - Monitor housing located in the Coastal Zone and Redevelopment Project Areas occupied by low- and moderate-income households and mitigate the loss of housing in these areas.</i>				
3.2.1 Monitoring of Units Lost	Comply with State Law regarding the monitoring and reporting of housing units occupied by low-or moderate-income households demolished within the Coastal Zone and Redevelopment Project Areas.	1	Ongoing	Since 2005, no demolishings have occurred within the Coastal Zone and four single family detached housing units were demolished within Redevelopment Project Areas. None of these units were reported as low- or moderate-income households.
3.2.2 Replacement Housing	Where conversion or demolition of housing units in the Coastal Zone or Redevelopment Project Areas occupied by low-or moderate income households is proposed, replacement of such housing will be completed in accordance with State Law and the City's adopted Local Coastal Plan and Redevelopment Plan.	1	Ongoing	See comments listed under Program 3.2.1 above.
<b>Objective H4 - Minimize impacts on housing choice within each of the four geographic planning areas, especially to very low- and low-income residents, that result from conversion or demolition of rental housing units.</b>				
<i>Policy H4.1 - Promote an equitable distribution of housing types (e.g., multi-family rental and owner occupied housing) based upon identified needs within the Northwest, Southwest, and East Planning Areas to provide a range of housing opportunities for all income levels.</i>				

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4.1.1 Community Impact Report (CIR)	Consider requiring a "Community Impact Report" ("CIR") on a project-by-project basis to evaluate and determine a project's impact on the availability of adequate rental housing within the geographic Planning Area and to very low-and low-income residents. Equitable standards and criteria to determine when a CIR is required by development applicants and the specific review procedures and submittal requirements for CIRs would need to be established. If determined to have a negative impact, consider mitigation measures such as a fee to develop new rental housing or relocation assistance for those impacted low-income residents. The preparation of a CIR could be applicable to condominium conversions, mobilehome park closures/conversions and demolition of existing housing developments to be replaced by new housing.	1	Commence policy 2007	Since 2005, no condominium conversions, mobilehome closures, or other housing demolition has been processed through the City affecting low-income residents. In April 2007, the Jade Bay Mobile Lodge (mobilehome park) went through Chapter 11 Bankruptcy and displaced approximately 50 residents. City staff worked with a relocation expert to identify eligibility for various rental assistance programs in order to mitigate impacts on low-income residents. The City will continue to consider the requirement of a CIR on a project-by-project basis. As updates of City ordinances and policies related to condominium conversions or mobilehome park closures are contemplated, staff will look at inclusion of an impact analysis as a part of the review process.
4.1.2 Mitigation Fee for Lost Units	Evaluate feasibility of establishing a fee to be paid by those residential developments, such as condominium conversions and demolition of housing for the purposes of new development, that negatively impact the availability of rental housing stock within the geographic Planning Area. Funds would be used to facilitate the development of new affordable rental housing. When establishing a potential mitigation fee, the City should consider a fee that facilitates the new construction of affordable rental housing while not impeding other housing development opportunities.	2	2008	The City began discussing establishment of a fee bank for mobilehome relocation assistance in 2007 while working on the Mobilehome Park Conversion Ordinance Update, Chula Vista Municipal Code Chapter 9.40 (CVMC 9.40). A special assessment district or transfer tax and time of sale were considered, however due to reprioritization of programs the activity was suspended in September 2007. The City will continue considering the establishment of fee banks.
<i>Policy H4.2 - Provide resources to very low-and low-income households based upon household size and income level displaced as a result of the rental housing loss, particularly the most economically vulnerable - the working poor, seniors age 62 or over, and persons with disabilities.</i>				
4.2.1 Mobilehome Park Conversion	Continue to enforce CVMC Chapter 9.40 to protect the rights of residents as mobilehome/trailer parks are closed or converted to other uses. Evaluate the appropriateness of amendments to the Municipal Code and General Plan to enhance the protection of the most economically vulnerable residents where the park serves as their primary residence. Consider such elements as adequate bilingual noticing and relocation assistance, to afford some level of protection for very low-and low-income residents. When establishing relocation assistance, the City should consider requiring appropriate assistance for residents while not impeding alternative development opportunities on the site.	1	2006-2007	In April 2006, the Jade Bay Mobile Lodge filed for Chapter 11 Bankruptcy and closed its doors to 76 residents. Due to state and federal bankruptcy law, the park was exempted from following CVMC Chapter 9.40. In February 2007, the City began evaluating amendments to Chapter 9.40. After nine public meetings with residents, owners and stakeholders, the update process was suspended to monitor statewide litigation regarding mobilehome park closures. Additionally, with the housing market slowdown and the downturn in the economy in the last year, a reprioritization of goals and objectives has postponed continued work on the update.



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4.2.2 Condominium Conversion	Evaluate the appropriateness of amendments to Chula Vista Municipal Code Chapter 15.56 (Condominium Conversion) to evaluate and determine a project's impact on the availability of a balance of housing opportunities, in terms of tenure of housing, within the geographic Planning Area and provide a heightened level of protection and assistance for those households where the housing serves as their primary residence, particularly the most economically vulnerable. Such provisions may address: adequate bilingual noticing, relocation assistance, requiring a portion of the units as affordable to low-and moderate-income households, a threshold requirement related to the availability of rental housing for the conversion of rental units, and a physical elements report. Also refer to related Policies 4.1.	1	2007	Since 2005, 432 units converted from rental units to individual ownership units. 369 units were located in the area east of I-805 and 63 units west of I-805. The City continues to monitor and regulate residential condominium conversions. In light of the housing market slowdown and downturn in the economy within the last year, a reprioritization of goals and objectives has postponed the review of Chula Vista Municipal Code Chapter 15.56.
4.2.3 Tenant Rental Assistance	Develop and fund a short-term rental assistance program to provide rent subsidies for a maximum of 24 months for those residents displaced as a result of the conversion or demolition of their housing or unsafe and/or substandard conditions as identified in the California Housing Code and Fire Code. Assistance will target those most economically vulnerable including: very low-income residents, low-income residents with minor children and residents with a head of household who is permanently disabled or a senior citizen age 62 or over. Establish standards and criteria to prioritize households who are most economically vulnerable and level of assistance based upon household size and income.	1	2006-2007	In February 2007, 16 displaced senior and family households were assisted by the City's Tenant Based Rental Assistance Program (TBRA) funded through \$440,000 in HOME funds. The TBRA assistance will be available for those households for a period of 2 years. A program guide was developed for the TBRA program that provides a prioritization ranking for displaced and senior residents.  The City continues to provide affordable housing rental assistance through the Section 8 Program (administered by the County). As of 2007, 2,625 households were assisted through the Section 8 program.
4.2.4 Housing Resource Program	Develop a "Housing Assistance Resource Program" which could provide tenant education of rights and procedures for conversions of rental housing to condominium or market priced housing and mobilehome/trailer parks to other uses and offer informational services to any displaced very low-and low-income renters, such as rental listings and moving assistance referrals.	2	2007	In August 2006, staff developed a "Relocation Resource Guide" to provide resources and contact information for residents affected by condominium conversions or mobilehome park conversions. The guide were provided to residents affected by the Jade Bay Mobile Lodge bankruptcy and are available for future displaced residents. Additional resource programs will be considered in the future.
<b>Objective H5 - Encourage the provision of a wide range of housing choices by location, type of unit, and price level, in particular the establishment of permanent affordable housing for low- and moderate-income households.</b>				
<i>Policy H5.1 - Balanced Communities-Affordable Housing: Require newly constructed residential developments to provide a portion of their development affordable to low-and moderate-income households.</i>				

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5.1.1 Affordable Housing ("Inclusionary") Policy	Continue to implement the Balanced Communities-Affordable Housing Policy first adopted by the City's Housing Element in 1981. Current requirements include the provision of 10 percent (5 percent low-income and 5 percent moderate-income) affordable housing within the development ("on-site"). This policy shall apply to projects consisting of 50 or more dwelling units. Alternatives to the on-site provision of housing include, in order of priority, "off-site" provision of affordable housing and payment of an inlieu fee. Such alternatives can be considered, at the sole discretion of the City, upon determination of a finding of unreasonable hardship" to the development and such alternative being in the "public interest". 300 low-income units and 300 moderate-income units.	1	Ongoing	The City continues to to implement this objective through the Affordable Housing Program requiring new residential developments of 50 units or more to provide 10% of the housing for lower income households. Since 2005 the City has entered into agreements for the construction of 207 low-income and 353 moderate-income units as fulfillment of inclusionary requirements (reference Table B).
5.1.2 Affordable Housing Policy for Infill Development	Evaluate the appropriateness of revising the Balanced Communities - Affordable Housing Policy to more appropriately reflect its application to infill urbanized housing developments. Possible amendments may include lowering the unit threshold of applicability, increasing the percentage of affordable housing units required, targeting very low-and low-income households, encouraging flexibility in the methods of compliance, ensuring consistency with the affordable housing requirements of Community Redevelopment Law, and project based incentives for developments that provide additional public benefit such as housing on-site, deeper affordability levels, large family units, and/or an increase in the number of affordable units.	1	2007	In 2004, staff constituted a working group of stakeholders representing the community, affordable housing developers, master planned community developers, and social service agencies to discuss and identify relevant issues related to providing affordable housing with particular emphasis on the implementation of the Balanced Communities policy to infill development. This group continued to meet through 2005. Reprioritization of goals and objectives have postponed this activity until 2008. In March 2008, Housing staff began researching and reviewing potential revisions to the Balanced Communities policy to address infill development and will again reconstitute the Working Group. It is anticipated that staff will bring forward revisions to this policy for consideration by the City Council by the end of the calendar year.
5.1.3 Adoption of an Ordinance	Consider implementation of the City's Balanced Communities - Affordable Housing Policy 5.1.1) through the adoption of an Ordinance.	1	2007	See comments listed under Program 5.1.2 above.
Policy H5.2 - Encourage the development of sufficient and suitable new rental housing opportunities within each of the City's four geographic Planning Areas, particularly for very low-and low-income households.				

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5.2.1 New Rental Housing	Promote, through incentives (i.e., fee reductions/deferrals, streamlined project approvals, etc.), the development of new rental housing affordable to very low-and low-income households where such housing will provide a balanced inventory of housing types (e.g., multi-family rental and owner occupied housing) within the Northwest, Southwest, East and Bayfront Planning Areas. Unit mix, in terms of number of bedrooms should be consistent with the identified need with a particular emphasis on large family units (3 or more bedrooms). Encourage the inclusion of housing for very low-and low-income households within the actual development ("on-site") and/or in areas that offer residents easy access to goods, services, jobs, transportation, education and recreation. 50 low-income units in East & 260 low-income units in West.	1	Ongoing	Within the last two years, the City has entered into agreements and/or assisted with the construction of 92 low-income units within the master planned communities east of I-805 and 12 low-income units in the West, both anticipated for construction in 2008. Another 41 low-income senior rental units in West were completed. These development projects were provided with financial assistance, fast tracking, technical assistance, and other incentives to provide housing for very low and low income households. These developments are also strategically located in areas with immediate access to public transit, shopping, and other neighborhood services.
5.2.2 Incentives for Rental Housing	Consider the formal adoption of project-based incentives that encourage development of additional new rental housing opportunities, particularly to accommodate very low-income households, large families, and special needs populations. Also refer to Policies H 7.2 and 7.4 for possible assistance and incentives.	1	2007	All affordable housing developments approved and/or completed were provided with financial assistance, as well as other incentives, on a project-by-project basis. See comments listed above in Program 5.2.1. Reprioritization of goals and objectives have postponed the City's consideration of formal process to provide such incentives until 2008. In March 2008, Housing staff began researching and reviewing potential revisions to the Balanced Communities policy which may include consideration of project based incentives for rental housing. Additionally, staff has already begun drafting a Density Bonus ordinance for affordable housing in compliance with State law. Staff will bring forward this ordinance, along with a comprehensive housing policy package, for consideration by the City Council by the end of the calendar year.
5.2.3 Incentives for Housing Located in Redevelopment Areas	Provide incentives for projects located in redevelopment project areas to provide affordable housing within the proposed project ("on-site") and to exceed affordable housing requirements established by the Community Redevelopment Law (CRL), particularly for those income categories least served. Also refer to Policies H 7.2 and 7.4 for suggested assistance and incentives.	1	2007	One affordable housing development of 41 units was completed in the Southwest Redevelopment Project Area. See comments listed in Program 5.2.1 above for incentives and assistance.
<i>Policy H5.3 - Support efforts to increase homeownership rates, particularly in the Northwest and Southwest Planning areas, meeting or exceeding the regional average as a means to build individual wealth and stabilize existing residential neighborhoods.</i>				
5.3.1 First Time Homebuyer Assistance	Continue assistance to low-income households in purchasing their first home through the City's First Time Homebuyer Down Payment and Closing Cost Assistance Program. Consider amendments, as necessary, to the Program to adequately reflect real estate market conditions.	1	2007	In August 2007, the City contracted with Community HousingWorks for the administration of the First-Time Homebuyer and Downpayment Closing Cost Assistance (DCCA). With the use of other funding sources 40 families became first-time homebuyers in the City during the reporting period.

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5.3.2 Continued Occupancy for Homeownership Units	Consider enhancements to policies and programs that further encourage long-term occupancy of housing by a low-income household, where practical.	1	2007	Reprioritization of goals and objectives have postponed this activity.
5.3.3 New For Sale Housing	Promote and support the development and sale of new entry-level homes, including non-traditional land use and financial approaches such as cooperatives, community land trusts, and manufactured housing, that are affordable to low-and moderate-income households where such housing will provide a balanced inventory of housing types (e.g., multi-family rental and owner occupied housing) within the Northwest, Southwest, and East Planning Areas. Unit mix, in terms of number of bedrooms should be consistent with the identified need, with a particular emphasis on large family units (3 or more bedroom units). Encourage the inclusion of housing for low- and moderate-income households within the actual development ("on-site"). 200 low- and 200 moderate-income units in East. 30 to 50 low- and moderate-income units in the West.	1	Ongoing	Efforts to promote homeownership for low income households have been hampered due to high housing prices through 2005-06 and the subsequent downturn in economy and tightening of mortgage loan underwriting. With housing prices expected to bottom out in 2008 and 2009, greater opportunities for moderate income households to purchase a home are also anticipated.
5.3.4 Mortgage Credit Certificates (MCC)	Continue to participate with the County of San Diego and other cities to issue and renew Mortgage Credit Certificates (MCC) to qualified first-time low-and moderate-income homebuyers. First-time homebuyers are referred by the Community Development Department to the administrating agency.	1	Ongoing	Since 2005, 28 households became new homeowners in Chula Vista utilizing the MCC program which entitled them to take a federal income tax credit of fifteen percent (15%) of the annual interest they pay on their home mortgage and increasing their qualified maximum loan amount.
5.3.5 Homebuyer Education & Counseling	Support and encourage developers, lenders and social service organizations to provide educational programs, loan counseling, and materials for homeowners and potential homeowners on home maintenance, improvement, and financial management. The purpose of these educational programs will be to help first-time homebuyers prepare for the purchase of a home and to understand the importance of maintenance, equity, appreciation, and personal budgeting to minimize foreclosure rates.	2	Ongoing	The City continues to participate with Community HousingWorks to offer homebuyer education and foreclosure counseling. In 2007, a homebuyer education seminar was held in Chula Vista with over 380 participants. Additional seminars are planned for 2008.
5.3.6 Support Private Financial Assistance Programs	Support and encourage lenders, community development organizations and others to use non-traditional financial approaches to assist low-and moderate-income first time homebuyers such as Individual Development Accounts and other emerging financial approaches.	2	Ongoing	See comments listed above for Programs 5.3.3 and 5.3.5.
5.3.7 Pursue Additional Financing Sources	Proactively pursue Federal, State or private funding to provide additional resources specifically targeting teachers and public safety personnel.	2	Ongoing	See comments listed above for Programs 5.3.3 and 5.3.5.
Policy H5.4 - Support mobilehome parks as an affordable homeownership opportunity, consistent with the General Plan.				

**Table C**  
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5.4.1 Mobilehome Space Rent Review	Continue to enforce CVMC Chapter 9.50 to protect mobilehome residents' investment in their home while at the same time providing a reasonable return to the park owner in order to preserve this affordable housing alternative. Monitor and revise this Ordinance, as necessary, to ensure the provision of fair and reasonable rents for residents and a reasonable rate of return for park owners.	1	Ongoing	The City continues to monitor and enforce the Mobilehome Space Rent Review Ordinance. Since 2005, the commission has held hearings to review proposed increases in rent for 6 change of ownership cases and 42 existing tenant increases.
5.4.2 Resident Ownership of Mobilehome Parks	When mobilehome park owners want to sell their parks, promote the purchase by park residents through technical assistance in preparing applications for funding sources	2	Ongoing	No mobilehome/trailer parks have been listed for sale since 2005 .
<b>Objective H6 - Promote the development of a variety of housing choices, coupled with appropriate services, to meet the needs of special population groups, including the homeless, those "at-risk" of becoming homeless, persons with physical and/or developmental disabilities, emancipated foster youth, students, athletes at the Olympic Training Center, single-parent households, farmworkers and seniors.</b>				
<i>Policy H6.1 - Support the coordination of existing and new regional and local efforts to provide housing and services for the homeless through a continuum of care model.</i>				
6.1.1 Homeless & "At-Risk" Homeless-Regional Planning	Continue to participate in regional planning efforts to address needs of the homeless, including the Regional Task Force on the Homeless and the South Bay Homeless Coalition.	1	Ongoing	The City continues to participate in regional organizations focused on housing and other needs of the homeless or near homeless population. Such organizations include the Regional Continuum of Care Council of San Diego County, Local Emergency Food and Shelter Board, the Regional Task Force on the Homeless, and the FEMA and County of San Diego Hotel/Motel Voucher Program.
6.1.2 Homeless & "At-Risk Homeless"-Regional Funding	Continue to support regional funding efforts to develop new housing facilities for the homeless and maintain existing facilities and services, including the Regional Continuum of Care Council for San Diego County and its application for funding through the Federal Supportive Housing Program, local FEMA Board, County of San Diego Hotel/Motel Voucher Program and temporary winter shelters.	1	Ongoing	South Bay Community Services (SBCS) is the primary service agency that provides homeless shelter and services in Chula Vista. SBCS operates four transitional living programs and the City has allocated annual CDBG funds to SBCS for youth and family support services, housing services, and economic development opportunities. The City also provides annual funding for the Ecumenical Council Winter Rotational Shelter program to assist homeless at various sites throughout the County.
6.1.3 Existing & New Emergency Shelters & Transitional Housing	Continue in-kind and financial assistance for existing and new emergency shelters and transitional housing facilities that serve the City by providing technical assistance, siting opportunities, grants, or low cost loans to operating agencies.	1	Ongoing	In FY 2007-08 \$315,000 in HOME Program funds were allocated to SBCS for a Tenant Based Rental Assistance (TBRA) for transitional housing opportunities.
6.1.4 Information of Resources for Basic Needs	Develop publicly distributed informational materials to provide contact information regarding basic needs, such as emergency food, shelter, and services for the homeless.	2	2008	The City participates in the South Bay Homeless Advocacy Coalition and provides a South Bay Directory of Emergency Shelter and Food Assistance. In addition, the City provides referral services to all callers requesting such information.
<i>Policy H6.2 - Encourage the development of alternative housing types in locations with easy access to goods, services, transportation, recreation and other appropriate services to accommodate the special needs of seniors, persons with disabilities, emancipated foster youth, students, athletes, and single person households.</i>				

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6.2.1 Second Dwelling Units	Continue to allow construction of new accessory secondary dwelling units in areas where the units do not compromise the neighborhood character, as defined in Section 19.58.022, Accessory Second Dwelling Units, of the Chula Vista Municipal Code.	1	Ongoing	In 2003 a second dwelling unit ordinance was adopted to allow them in certain zones, as identified in Section 19.58.022 of the Municipal Code. In 2006, permits were issued for 30 accessory second dwelling units and 2007, 35 permits were issued. In Spring 2007, Council adopted three amendments to CVMC Section 19.58.022: - Allow detached accessory second dwelling unit no matter what the size the lot; - Allow landscaping as an appropriate screening method for parking space(s) required for an accessory second dwelling unit; and -Do not require the owner of the property to live in one unit on the lot.
6.2.2 Shared Living	Support programs for shared living that connect those with a home and are willing to share living accommodations with those that are seeking housing, particularly seniors, students, and single person households. In 2006, the local social service agency that provided shared living referrals cease providing this service.	1	Ongoing	City policies continue to support alternative housing types. The City has provided past financial support to Social Service providers offering shared housing services. Since 2005, CDBG funding for these services was provided. However in 2006, the local social service agency that provided shared living referrals ceased providing this service.
6.2.3 Co-Housing	Evaluate the viability of co-housing where residents share common facilities (e.g., cooking facilities) and amendments to Title 19 of the Chula Vista Municipal Code and other documents, where appropriate, to facilitate its development.	2	Ongoing	This program is identified as a Level 2 priority. It is anticipated that a comprehensive review and amendments of the City's Municipal Code, if appropriate, to facilitate co-housing will be undertaken in 2009. Any proposal to provide co-housing will be evaluated and processed on a project-by-project basis.
6.2.4 Farmworker Housing	Continue to monitor the continued availability of farmworker housing at the Brisa del Mar development to ensure the continued provision of housing to meet the needs of the City's farmworker population.	1	Ongoing	34 units within Brisas del Mar have been made available and are currently occupied by eligible farmworkers/day laborers.
6.2.5 University Housing	Encourage the development of a variety of housing types in the University Village Focus Area in the East, recognizing the need for higher residential densities and the need for varied housing resulting from the proposed university, such as housing for students, faculty and employees.	2	Ongoing	The City continues to work with property owners and the City's Blue Ribbon Committee for the development of a University Park and Research Center (UPRC) in the eastern area of the City. Efforts are concentrated on land acquisition and the designation of appropriate land uses. Current economic conditions may delay these efforts. Therefore, this program has been reprioritized and will be pursued in concert with the development efforts for the UPRC.
6.2.6 Olympic Training Center Housing	Encourage the development of housing located at the Olympic Training Center (OTC) for athletes and employees participating in programs at the Center.	2	Ongoing	The Olympic Training Center is facing a shortage of appropriate housing located on-site or within close proximity for its athletes in training. The provision of such housing will play a significant role in the continued success of the OTC. In Spring 2008, the Eastlake Company proposed a plan to provide 25 low income housing units on the OTC as an alternative method of complying with a revised affordable housing obligation under the City's Balanced Communities Affordable Housing Program.

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6.2.7 Accessible Housing Regulations	Continue to maintain and implement California Title 24 provisions for the review and approval of residential developments.	1	Ongoing	All housing developments submitted to the City or plan review and permitting are checked for compliance with California Title 24 provisions. No permits are issued until the design of the development satisfies all requirements.
6.2.8 Senior Housing Services	Encourage the development of senior housing developments through incentives (i.e., expedited processing, fee waivers, etc.) that provide a wide range of housing choices from independent living to assisted living with access to services on-site, including healthcare, nutrition, transportation and other appropriate services.	2	Ongoing	In 2007, MAAC Project completed the construction of a 41-unit low income affordable housing development for very low and low-income seniors. Staff is currently working with an existing affordable housing development for seniors, Kiku Gardens, on efforts to expand their development to expand assisted care. The City is also working with Spring Hill Senior Living, to develop a senior care facility with a 92 unit assisted living building and a 16 unit memory care/alzheimer's facility in eastern Chula Vista.
<b>Objective H7 - Facilitate the creation, maintenance, preservation and conservation of affordable housing for lower and moderate-income households through comprehensive planning documents and processes, and the provision of financial assistance and other incentives.</b>				
<i>Policy H7.1 - Ensure Chula Vista's plans and policies addressing housing, such as the Zoning Ordinance, Sectional Planning Area Plans, and Specific Plans, encourage a variety of housing product that responds to variations in income level, the changing livework patterns of residents and the needs of the City's diverse population.</i>				
7.1.1 Specific Plans	Develop and consider for adoption Specific Plans for the Urban Core and Southwest Planning Areas in order to implement the General Plan Update which will allow the development of higher density housing, particularly within identified mixed use residential and mixed use transit focus areas. Ensure development within the Urban Core Specific Plan allows for permitted "by-right" residential development in appropriate sub-districts to ensure zoning standards can accommodate development capacities in western Chula Vista that meet the adjusted RHNA allocations as shown in Table C-9 of the Housing Element. Residential development shall fulfill the requirements of Government Code Section 65583.2.	1	2006-2008	In April 2007 the Urban Core Specific Plan was adopted. The City also began a public outreach process in 2007 entitled "Southwest Community Strengthening" to lead into development of a Specific Plan for the southwest area of the City.
7.1.2 Zoning	Update Title 19 of the Chula Vista Municipal Code, to implement housing-related land use policy contained in the General Plan Update of 2005.	1	2007	Efforts to update Title 19 began in 2007.
7.1.3 Remove Constraints to Housing for Persons with Disabilities	Review and update applicable sections of the Chula Vista Municipal Code and Building code and other City processes to remove identified constraints, if any, and establish a formal reasonable accommodation procedure to grant exception in zoning and land use for persons with disabilities.	1	2009	Continued to explore options to expedite development process.

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7.1.4 Encouragement of Infill Construction	The City will continue to encourage in-fill development within feasible development sites in Western Chula Vista and nonvacant sites for homeownership and rental units through a proactive and coordinated effort with the redevelopment agency, planning division and private development entities to provide development guidance and assistance to encourage the construction of residential development affordable to very low-, low- and moderate-income levels through a variety of land use tools (i.e. streamlined review, reduced development standards, land assemblage, lot consolidation, fee assistance and other methods deemed appropriate).	1	Ongoing	The City and Redevelopment Agency worked with several developers on mixed use and residential developments within Redevelopment Project Areas and the City's Urban Core. In 2007, one development received entitlements for the development of 167 for-sale units, with 17 units to be affordable to low income households. Additionally, the Redevelopment Agency entered into six Exclusive Negotiating Agreements for the development of several properties within the Third Avenue Village Area and the E Street Transit Focus Area. Due to the housing market slow down and subsequent downturn in the economy, the entitled projects have not moved forward and the ENAs were terminated.
<i>Policy H7.2 - Ensure the entitlement process and infrastructure levies do not affect the feasibility of affordable housing development.</i>				
7.2.1 Priority Processing	Assign priority processing of the necessary entitlements and plan checks to expedite the development process for residential developments, which do not require extensive Engineering or environmental review, with at least 15 percent of the units as affordable for very low-and low-income households.	2008	Ongoing	The City has employed a team approach to processing discretionary approvals and building permits for affordable housing developments to meet established deadlines for funding sources.
7.2.2 Development Fees	Continue to consider subsidizing, waiving, or deferring fees for affordable units for very low-and low-income households on a case-by-case basis. Requests are evaluated based upon the development's effectiveness and efficiency in achieving the City's underserved housing needs and as allowed by the City's Municipal Code. Also refer to related H Policy 7.4.5.	2008	Ongoing	The City has considered on a case-by-case basis the deferral or subsidy of fees for affordable housing developments.
7.2.3 Flexible Development Standards	Continue to encourage the provision of flexible development standards in residential zoning districts as part of the City's discretionary review process to facilitate the development of housing for very low and low-income households.	2008	Ongoing	The majority of affordable housing units have been built within master planned communities and therefore follow standards set forth within the Sectional Planning Area document. Since 2005, a few projects have been approved and built within the urban infill areas. Of these developments, most have qualified for a density bonus and/or other incentives and concessions. Through this program, the City has provided flexibility in meeting standards as incentives and concessions including but not limited to reductions and modification in open space, parking and setback requirements.
7.2.4 Article XXXIV	Assess the applicability of Article XXXIV of the California Constitution to certain housing developments where the City and/or Agency are considering financial assistance or other incentives to assist in the development of affordable housing. Evaluate the appropriateness of a possible referendum to obtain more authority for the City/Agency's development, construction or acquisition of "low rent housing."	1	2007	Since 2005, the City has been able to construct and/or rehabilitate 51 Very low and 140 Low-income units. Of these, only 92 units (Main Plaza and Seniors on Broadway) fell under the applicability of Article XXXIV. A balance of 24 units remain from the passage of the original Proposition C in April 1978, authorizing the development, construction, or acquisition of "low rent housing" by the Agency. Article XXXIV was passed on the November 2006 ballot to allow an additional 1,600 units of assisted affordable housing in the City, for a total balance of 1,624.
<i>Policy H7.3 - Pursue opportunities to expand financial resources assisting housing development for lower and moderate-income households.</i>				



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7.3.1 Expand Redevelopment Project Areas	Evaluate the viability of expanding redevelopment project areas to include more residential areas.	1	2007	Staff began the initial work in determining the feasibility of expanding the Redevelopment Project Areas. At the national, state, and local level, there has been growing public concern over eminent domain powers of government agencies. As a result of the growing concern within the City, in 2006, Chula Vista voters approved Proposition C limiting the City's eminent domain powers to further private economic development. There has been a subsequent reprioritization of work programs and efforts to expand the City's Redevelopment Project areas have been postponed.
7.3.2 Maximize Redevelopment Funds	Develop financial strategies that maximize redevelopment income streams, such as bond financing.	1	2008	Staff will be working on a comprehensive housing policy package with the purpose developing and updating policies to increase new housing opportunities within the City. In addition to an update of the Balanced Communities Affordable Housing Program, staff is looking to bring forward policies that address incentives and financial assistance. Staff is beginning the initial work to determine the feasibility of incrementally increasing its Redevelopment Set Aside beyond the minimum 20 percent.
7.3.3 California Reinvestment Act	Work with local financial institutions to meet their community reinvestment obligation under the Community Reinvestment Act.	2	Ongoing	Staff continues to monitor the activities of lending institutions and their obligations under the Community Reinvestment Act through the efforts of the City-County Reinvestment Task Force.
7.3.4 Pursue Affordable Housing Funding	Proactively pursue available Federal or State funding to increase, preserve, and enhance housing affordable to low-income households.	1	2008	Staff continues to monitor available grant opportunities and analyzes Notices of Funding Availability for the appropriateness of such programs and its effectiveness in addressing Chula Vista's housing needs. As funding opportunities are identified, the City will make application, if appropriate, or forward such information to affordable housing developers for their consideration and support their efforts.
<i>Policy H7.4 - Provide financial assistance and incentives for the preservation and creation of affordable housing to address the underserved financial needs of very low-and low-income households throughout the City.</i>				
7.4.1 Density Bonus	Amend Title 19 of the Chula Vista Municipal Code to authorize a density bonus and/or other incentives for new housing developments and condominium conversions providing the required affordable housing as specified in the California Government Code.	1	2007	Due to reprioritization of goals the update of the Density Bonus Ordinance has been moved as part of the 2008 work plan. Staff has begun the update and anticipated taking the ordinance before Council in late 2008 or early 2009.
7.4.2 Land Banking	Actively identify and pursue funding and the acquisition of sites located in proximity to goods, services, jobs, transportation, education, recreation and/or other amenities for permanent affordable housing. The City shall seek partnerships with developers of affordable housing, particularly with non-profit organizations based within the San Diego County region, to develop such sites. Development of affordable housing opportunities may be established through a Community Land Trust model to assure the continued affordability of housing for future and current homebuyers.	1	2006-2008	The Agency has actively pursued acquisition of sites for the development of housing, including affordable housing. However, due to the high appreciation of land values experienced in 2005-06, the Agency has not been successful in acquiring land. It is expected that with land values decreasing, the Agency will continue to pursue acquisition of appropriate properties for residential uses.

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7.4.3 Public Property	Evaluate the viability of providing affordable housing on City or Redevelopment Agency owned property that becomes available or is deemed surplus property.	1	Ongoing	Staff has evaluated its existing inventory of City and/or Agency owned land. Both the City and Agency have limited ownership of land, of which very little is currently suitable for residential development. As opportunities of surplus land become available, the City will continue to evaluate the suitability of such land for residential purposes and the viability for affordable housing.
7.4.4 Affordable Housing in Public or Quasi-Public Zones	Evaluate the appropriateness of allowing affordable housing within public or quasi-public zoning designations, when appropriate.	1	2008-2009	Due to reprioritization of goals efforts to review the City's Municipal Code have been postponed. It is not expected that this work program will begin until 2009.
7.4.5 Financial Assistance	Continue evaluating on a case-by-case basis requests from developers and owners of new or existing residential development for financial assistance to provide affordable housing opportunities for very low- and low income households within such developments. Requests are evaluated based upon the development's effectiveness and efficiency in achieving the City's underserved housing needs, such as very low-income households and rental housing for large families. Assistance will be offered to the extent that resources and programs are available.	1	Ongoing	All affordable housing developments approved and/or completed were provided with financial assistance, as well as other incentives, on a project-by-project basis. See comments listed above for Program 5.2.1. Staff will look to providing guidelines establishing its criteria for the evaluation of projects and financial assistance.
<b>Goal H8 - Ensure the availability of housing opportunities to persons regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, and familial status, source of income or sexual orientation.</b>				
<i>Policy H8.1 - Ensure equal housing opportunities to prevent housing discrimination in the local housing market.</i>				
8.1.1 Affirmative Marketing & Leasing	Require affordable housing developments for low-and moderate-income households to comply with the following policies: -In marketing and leasing efforts, require outreach to minority communities, including advertising in multi-lingual media; -Require the monitoring of lease and sales efforts for compliance with affirmative marketing; and, -Require periodic reporting to the Community Development Department on the composition of resident populations in units, income levels and affordability of the units.	1	Ongoing	The City continues to require all developers of affordable housing communities to provide the City with a Marketing Plan, including efforts for affirmative marketing to minority communities. All marketing plans are required as condition of the loan agreement and are subject to review and approval by the City.
8.1.2 Fair Housing Education & Counseling	Continue implementation of support programs for outreach and education on housing rights to ensure information and materials are available to the entire community through a variety of means, fair housing counseling, and resolution of fair housing complaints. Where appropriate, refer to other agencies, including State and Federal enforcement agencies.	1	Ongoing	The City contracts with the Fair Housing Council of San Diego (FHCS) to provide outreach and counseling for fair housing issues. In 2007, FHCS began preparations to host a regional Fair Housing Laws & Litigation Conference held February 14-15, 2008.
<b>Goal H9 - Promote and facilitate early, transparent public input and participation emphasizing community awareness of the City of Chula Vista's goals, tools, available resources and programs for lower income households.</b>				
<i>Policy H9.1 - Encourage meaningful public participation by all segments of the community, including low- and moderate-income residents, the business sector, social service agencies, renters and homeowners, when reviewing and developing City housing policies and affordable housing projects.</i>				

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9.1.1 Public Input & Participation	Incorporate public input and participation in the design and development of City housing plans and policies.	1	Ongoing	The City continues to provide opportunity for public input for all plans and policies. The Mobilehome and Trailer Park Conversion Ordinance (CVMC 9.40) update included an extensive outreach process that included bilingual meetings and materials at each step of the process. The development of the 2005-2010 Housing Element also included an extensive public outreach process utilizing the Housing Advisory Committee (HAC).
9.1.2 Bilingual Noticing	Expand the City's bilingual noticing requirements for pending actions, meetings, and workshops sponsored by the City and/or Agency related to affordable housing for low-and moderate-income households.	1	Ongoing	The City provided bilingual materials and conducted bilingual meetings for the Mobilehome Conversion Ordinance in 2007. A pilot program was conducted from April 2006 through June 2006 to identify the need for simultaneous translation services at City Council meetings.
9.1.3 Public Outreach & Education of Resources	Initiate a bilingual educational campaign to Spanish speaking lower income renters in the Northwest and Southwest Planning Areas to provide information on the City's housing resources and programs.	2	Ongoing	The City provided materials and conducted bilingual meetings for the Mobilehome Conversion Ordinance in 2007. In addition, the "Southwest Community Strengthening" project will identify ways to outreach to the Southwest portion of the City. The City will continue to address bilingual needs as appropriate.
9.1.4 Marketing of Affordable Housing Sites	Require through conditions of approval on discretionary permits, the development of outreach or other appropriate marketing materials identifying the location and type of affordable housing sites citywide to ensure existing and potential residents are aware of affordable housing opportunities.	2	Ongoing	The City continues to provide materials advertising available affordable housing communities and other housing programs available through the City or contract consultants. Such information is made available at City offices, to the public upon request and at community events. Staff has provided information at such events as street fairs, community open houses, grand opening of recreation centers and facilities and meetings of civic organizations and social service providers.
9.1.5 Annual Housing Report	Provide an annual report to an oversight body to advise the City Council on the City's existing housing stock and policies. The annual report shall provide for a monitoring and reporting of updated housing data relative to housing starts, demolition and conversion of rental housing, affordability levels, market trends, existing housing by tenure and type and by geographic areas, and other relevant data and an evaluation of progress in implementing the policies of the Housing Element. The annual report shall also be made available for review in public locations.	1	Annually	In December 2007 Redevelopment & Housing staff began development of an annual report, anticipated completion in April 2008.